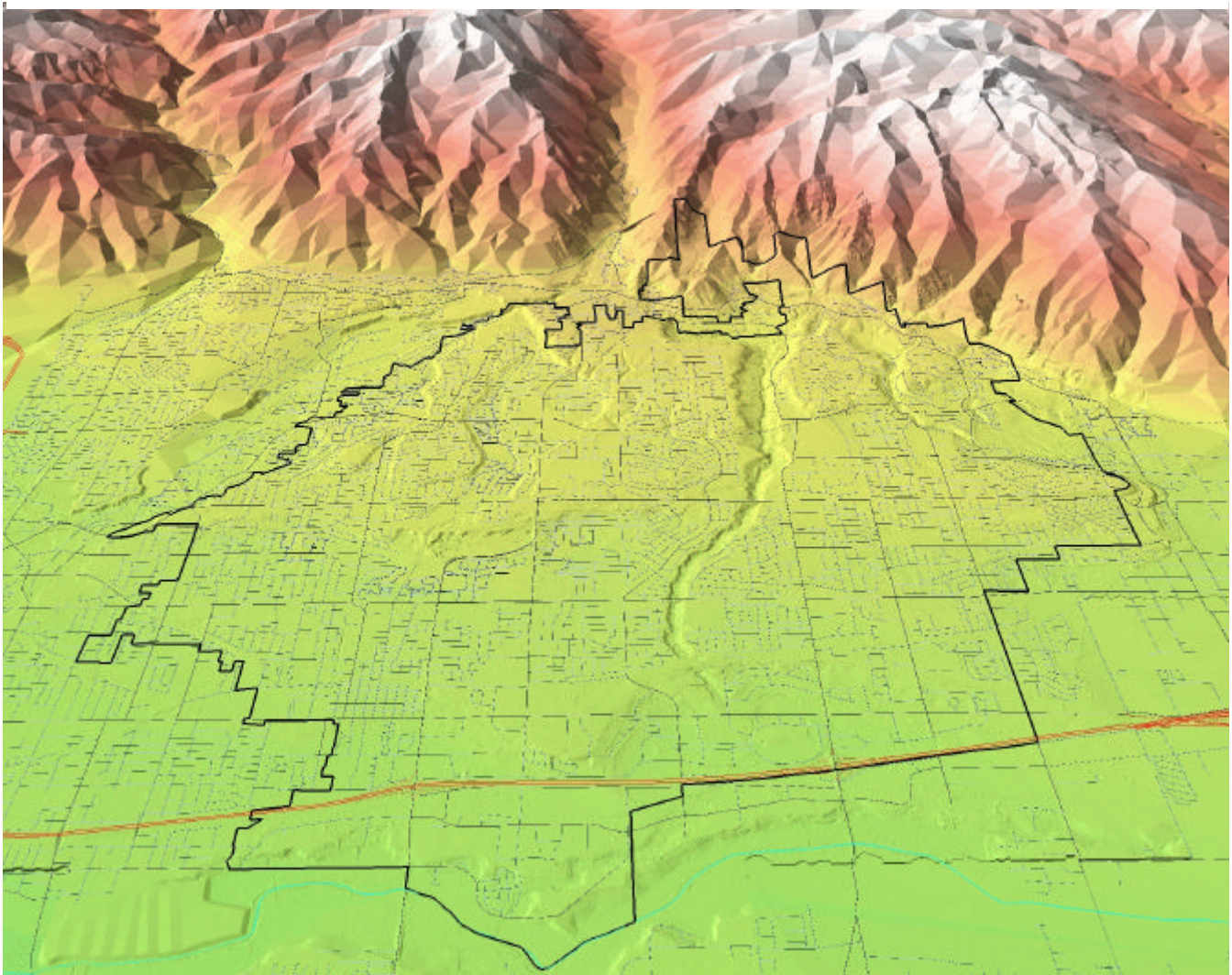


Sandy City Community Profile

Sandy City is Utah's fourth largest city. The nearby Wasatch Mountains provide water, recreational opportunities and a scenic backdrop. The I-15 corridor and TRAX light rail line on the west side provide both access to downtown Salt Lake City and the opportunity to be a commercial center for the south end of the valley.

Sandy experienced tremendous growth both in land area and population during the past thirty years. Annexation of previously incorporated land has resulted in growth from 6.6 square miles in 1970 to more than 22 square miles today. Annexations combined with new construction resulted in population growth from 6,438 to nearly 90,000 in that same time period. Many of the new homes built during the 70's and the 80's were bought by young families which resulted in one of the lowest median ages in the nation. In recent years, the population has aged as many of the children in the young families have grown and left home. The median age of Sandy City grew from 20.3 years in 1980 to 29.1 years in 2000. This demographic shift has had an effect on the City budget in such areas as declining participation in recreation programs and a reduced rate of growth in both sales tax revenue and state road funds which are based partially on population.

Commercial growth, however, continues along the I-15 corridor which in turn continues to fuel a strong economy and tax base and provides job opportunities for residents.



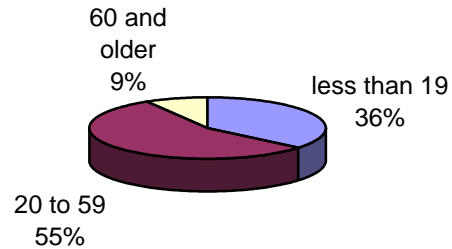
Sandy City border on a relief map produced by Sandy GIS staff (view is facing east, I-15 is shown in red)

Sandy City Community Profile (cont.)

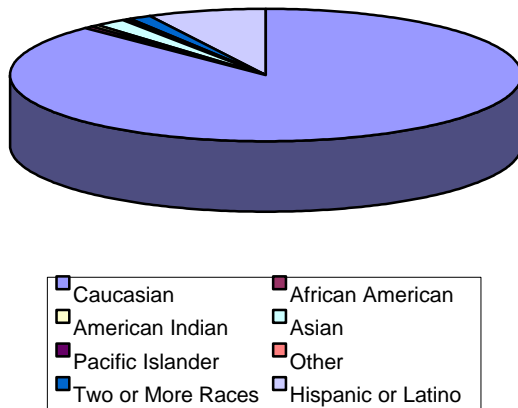
Date of Incorporation 1893
Form of Government Council - Mayor
Median Household Income \$ 70,801
Unemployment Rate (2003) 4.50%

Year	Population	Median Age	Area in Square Miles
1950	2,095		1.3
1960	2,322		1.3
1970	6,438	20.3	6.6
1980	52,210	20.3	18.6
1990	75,058	22.9	20.3
2000	88,551	29.1	22.35

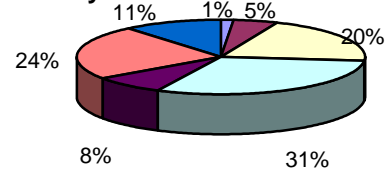
Sandy Population by Age



Sandy Population by Race



Sandy Educational Attainment



- Less than 9th grade
- High School, no diploma
- High School Diploma or GED
- Some College, no degree
- Associate's Degree
- Bachelor's Degree
- Graduate or Professional Degree

Labor Force	Average Annual Wage	Employees
Finance, Insurance & Real Estate	31,332	2,566
Trade	19,308	10,930
Transportation & Utilities	28,092	345
Manufacturing	34,368	2,342
Construction	30,144	3,906
Mining	16,224	40
Government	23,520	6,025
Services	32,088	13,142
	26,885	39,260

Building Permits	Commercial	Residential
Fiscal Year: 1994	39	545
1995	31	328
1996	39	316
1997	56	245
1998	62	279
1999	50	148
2000	41	151
2001	38	189
2002	33	156
2003	36	158